



Newport Residents Association Inc.

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14th September 2022

The Chief Executive Officer,
Northern Beaches Council,
PO Box 1336,
Dee Why, NSW 2099

Dear Sir,

Re Submission to L&E Reappraisal, 27 Nullaburra Rd revised plans Sept 2022

Our submission with regard to the plans originally submitted with this DA, back in March, stated:

“We object to the approval of this DA on the basis of its ignorance of traffic and pedestrian safety and its gross overdevelopment in breach of the DCP and LEP as detailed in the attached pdf”. (Emphasis now added)

The revised plans in no way address the core problems to which we drew attention with our earlier NRA submission:

- We can see nowhere that the erroneous and drastically misleading statements contained in the Traffic & Parking report by Terraffic Pty Ltd (dated 12th November 2021) have been withdrawn. This latest proposal does not – and cannot – address the insurmountable problems of traffic and pedestrian safety dictated by proposed, increased development in the location of this site.

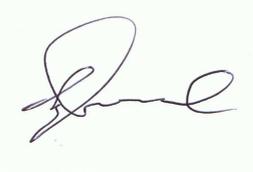
- Reducing a proposal for 1x2Br + 7x3Br units to 7x3Br units and reducing 18 car spaces to 16 car spaces, in no way acknowledges that this DA, if approved, would be a gross overdevelopment for the site and its location.

- Consequently, the revised proposal is still in severe breach of DCP and LEP requirements. We do understand that the DA leans on a basis of “existing use rights” which are in breach of the R2 zoning within which it is located. But let’s not compound a bad decision years ago, for approving replacement of a 9-Br-over-5-flats development, by in 2022 facilitating construction of a 21-Br-over-7-units development!

Apart from plonking a gross overdevelopment into an R2 zone, this proposal also goes against NBC’s and the State’s stated objective of providing more affordable housing. If pursued, this proposal actually destroys the 5 units of affordable housing which currently exist on the site and offers nothing as a replacement.

This DA's further consideration must be strongly opposed, both in the interest of the Newport community and also in the interests of the wider community.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Gavin Butler', is centered on a light green rectangular background.

Gavin Butler
President